



space 

THE BOUTIQUE EXPERIENCE

ILUKA

INSIGHT | AUGUST 2020

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spacerealty.com.au

EXPERT INSIGHTS

FINANCE



SAM CARRELLO
NAPOLEON FINANCE

"It's been a big start to the financial year with the governments support of the building industry driving a lot of enquiry. We have seen an influx of first and second home buyers looking to take advantage of the incentives and this area of the market is really moving. Some lenders have responded with a reduction in LVR's for construction loans in certain suburbs to help mitigate potential risk to the lender.

As always the banks are looking for good sub 80% LVR business to help balance the books and we are seeing some very competitive pricing in this area with many rates starting with a 2. There is also a range of cashback offers for refinances to help assist with switch costs. One thing to note is with Covid19 some lenders have been forced to shut down offshore processing centres and as a result turn around times have blown out to in excess of 30 business days with some lenders so this factor must always be taken into account when comparing lenders especially if you are on the clock with an offer to purchase a property."*



For more information,
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more on our website.

ILUKA



AARON POTTER
LICENSED REAL
ESTATE AGENT

Buyer enquiry has continued to be strong however, stock levels of dwellings has again fallen, down -28.7% from the equivalent time last year. Perth is now leading the country in this reduction of stock levels. Agents have long been saying that population growth is needed to stimulate price growth in WA. Supply levels were greater than buyer demand after the mining boom ended and population stabilized. This has now flipped because of the retraction of available homes on the market to buy. This is reflected with Perth having its "days on market" reducing from 64 from the same time last year now down to 53 days, bucking the national trend which has slightly increased. The cash rate has continued to fall and is now at all-time record lows. Consumer sentiment has recovered to pre-Covid levels however rental prices in Perth have increased by 2.2% since this time last year. Expats returning to Australia have been looking to snap homes up in coastal locations like Iluka. If there was a time to sell, it is now.

DESIGN



JULIANNE BURLING
NO SHRINKING VIOLET

Winter is a time to warm your soul with plush throws and smooth rich velvets. Trending at the moment are gorgeous coral tones mixed with honeyed timbers alongside warm whites.

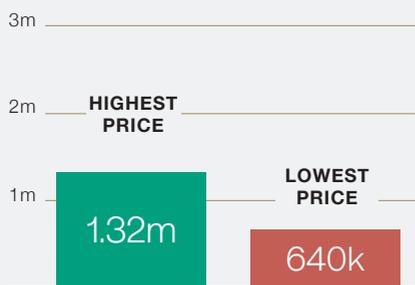
Create moments in your home, with spaces that tell a story. Imagine a corner in your bedroom with a stunning velvet chair topped with a mongolian Fur cushion, along with stunning artwork accompanied by lush greenery that says "I want to be here, cup of tea in hand reading my favourite book".

Fabulous looking cushions that stand to attention, add feather inside to get that sumptuous designer look.

MARKET INSIGHTS

Iluka

Recent Sales



Median Price



House

\$790k



Unit

N/A



Properties for Sale

39



Properties Sold

9



Days on Market

179

SOLD IN JULY

ADDRESS	PROPERTY TYPE	BED	BATH	CAR	SIZE	PRICE
Achilles Loop	Land				651m ²	Not Disclosed
Achilles Loop	Land				558m ²	Not Disclosed
Burns Beach Road	Land				491m ²	Not Disclosed
Delgado Parade	House	4	2	2	420m ²	Not Disclosed
Fernando Parkway	Land				614m ²	Not Disclosed
Keatons Lane	House	4	2	3	673m ²	\$640,000
Manhattan Avenue	House	4	2	2	735m ²	\$785,000
Perissa Road	House	4	2	2	595m ²	\$775,000
Venice Entrance	House	4	2	2	613m ²	\$1,320,000

**This data has been sourced from REIWA.com.au, RP Data Core Logic and Pricerfinder.*

Whilst all efforts have been made to ensure the data is accurate Space Real Estate will not be liable for error or admissions herein.

FEATURE PROPERTY

space 
THE BOUTIQUE EXPERIENCE

95 Burleigh Drive, Burns Beach



 526m²

Park Views!

Take advantage of the State and Federal building grants.

Nestled within Burns Beach premium display homes is this sensational 526sqm landholding with full limestone retaining.

Just a short walk to arguably Burns Beach's best public open space with pirate park and bbq facilities.

Don't miss this opportunity enquire today for further information.



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